



# Facade Rehabilitation

GRANT PROGRAM

## APPLICATION PROCESS AND GRANT GUIDANCE







Color Pop Corner, Marbles Kids Museum



## City of Raleigh Facade Grant Program

The Façade Grant was created by the City of Raleigh in the 1980's as an community enhancement resource. The grant has assisted many business and property owners in Raleigh's Downtown and in older commercial districts. In the past 15 years, the grant has assisted over 150 businesses and awarded close to \$1 Million in funds for \$5 Million in redevelopment investment.

During this time Raleigh has become a vibrant hub of artistry, innovation and new construction. Leading the state in technology, the City of Raleigh has garnered national attention and praise for the many incubator and innovative start-ups emerging in the city.

The facade grant's purpose is to encourage owners or tenants to improve their properties and to provide alternate ways to activate the cityscape. Recently expanded to take on new incentives for small business development, artistry, and placemaking, the facade grant program has expanded to new areas of emerging growth and to encompass the vibrancy that makes Raleigh unique.

Grant recipients may use funds for specified exterior building improvements including lighting, signage or awnings. Murals and some types of public art are also eligible for the grant. Businesses must adhere to certain design guidelines and must have all the necessary permits or approvals to be eligible.

*"Having that extra support from the city is just an added bonus and it is especially great for businesses that need that extra little bump " -*

*Susan Shah  
Person Street LLC*



Ernest Charles, *The Roast Grill*

### Program Details

- Grant applications will be accepted on a "first-come, first-served" basis.
- \$50,000 in funds are made available July 1 every year.
- Grants are only available to commercial and mixed-use business located inside the Target Areas for Economic Development.
- Grant amounts are \$5,000.00 inside the Target Areas for Economic Development, with some high impact areas eligible up to \$10,000.00 in grant money.
- Grant funds require a 50/50 match, and reimbursement grants will be half of construction costs or \$5,000.00, whichever is less.
- No minimum request for grant funds, applicants can apply separately for multiple addresses.
- Facade Grant may be used in conjunction with a City of Raleigh Building Up-Fit Grant.
- Applications will be subjected to review for adherence to design guidelines.

# Program Details

## Qualified improvements for facades include:

- Removal of false fronts (such as aluminum panels)
- Repair or replacement of windows, doors and cornices.
- Repair or replacement of façade materials
- New signage and new awnings
- Exterior painting (when associated with a larger rehabilitation effort)
- Design and construction costs

## Qualified improvements for art and mural program include

- Artist fees
- Labor costs and equipment rental
- Construction and material costs
- Exterior painting and lighting costs

## Criteria for qualifying projects

- The property must be located within the City of Raleigh and inside the Targeted Areas for Economic Development Zone.
- Building must be service, retail or mixed-use business
- The applicant must be the tenant or owner of the improved property. In case of murals or art, the applicant can be a third party applicant with property owner approval. Artist of proposed work can not be applicant.
- If the applicant is a tenant or third party, they must have written approval from the property owner supporting the improvements to be made and agree to the terms and conditions of the grant award.

- Building must be pre-existing structure that cannot be less than ten (10) years old at the time of application submittal
- Building must have an active ground floor area and be accessible to the primary street
- Must adhere to zoning build-to requirements, have frontage assigned, or be located on a mixed-use street
- Applicant must have all required permits
- Certificate of Appropriateness from the Raleigh Historic Development Commission must be obtained for any business façade in a local historic district before applying for the grant
- Façade must adhere to predetermined design guidelines:
  - When applicable, designs must meet the Urban Design Guidelines for Mixed Use Neighborhood and Village, as defined in the City of Raleigh 2030 Comprehensive Plan
  - Must comply with the Private Use of Public Space (PUPS) regulations, if applicable.
- Applicants applying for a mural installation will be required to submit a conceptual plan or rendering with accurate colors, size, theme and targeted property façade identified. Along with the application and conceptual plan, applicants will be required to submit a list of references and work samples to be reviewed by city staff.
- Improvements made must remain with the property for a minimum of ten years following the disbursement of grant funds.



# Application Process

- If the funded improvements are removed from the property or damaged and not repaired within the ten-year occupancy period, funds shall be repaid to the city in of 10 percent increments of original grant award.

## Disqualifying factors

- Properties shall not qualify for a grant if located outside of the Target Areas for Economic Development or if construction of project starts before submittal or approval of application.
- Artwork or mural is determined to be signage.
- Design Guidelines are not adhered to in proposed project or constructed project did not adhere to approved plans.
- If applicant stops responding to city staff on inquiry on project. Grant process will be suspended until communications resume.



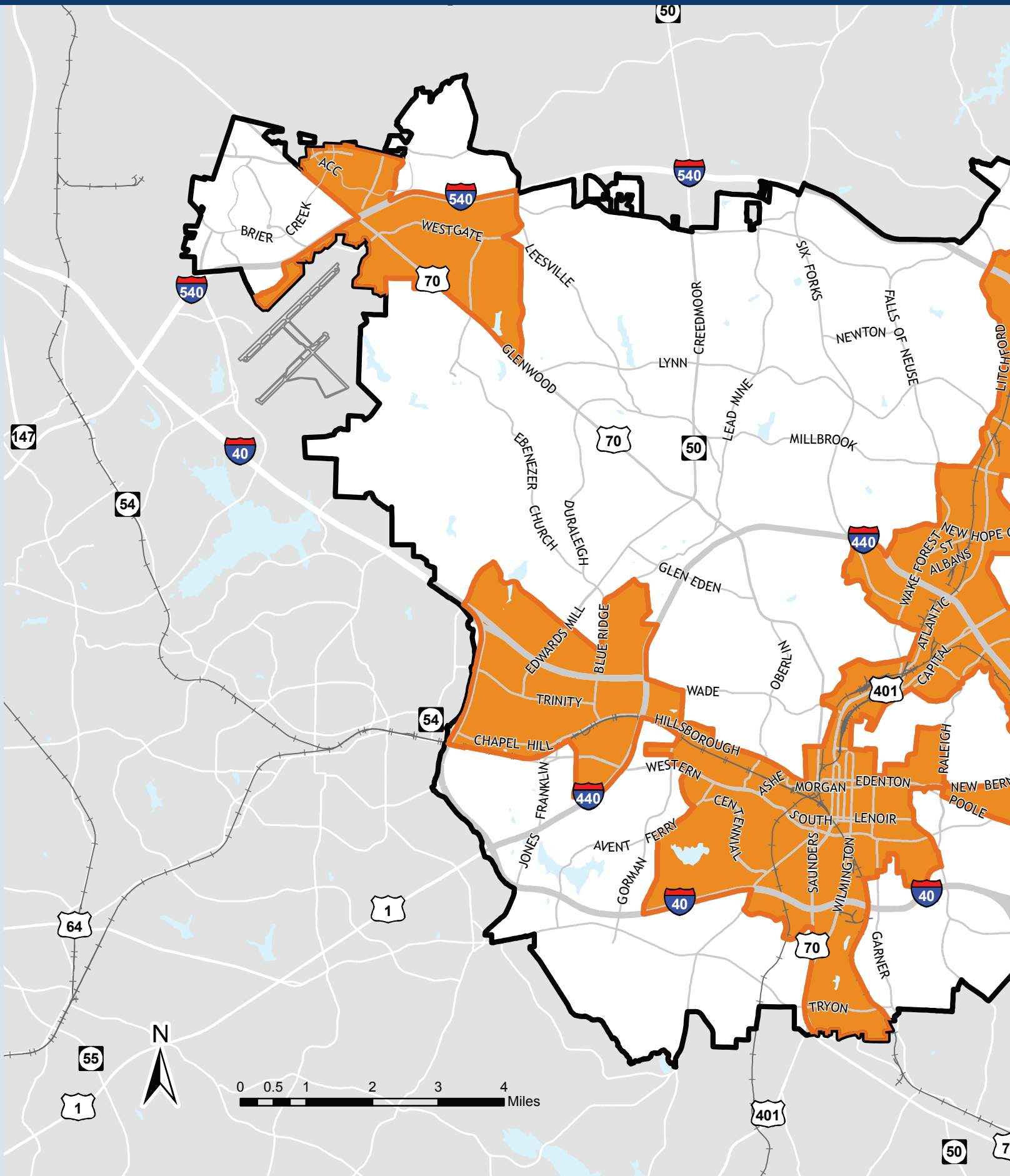
Sitti, Empire Eats

- The applicant must obtain all appropriate permits or Historic Preservation Certificate of Appropriateness before applying.
- Applicant must fully complete a grant application, including submitting the required documents before staff will review application.
- The Raleigh Urban Design Center will review all applicants and determine eligibility.
- Mural and Art applicants will require additional review by Zoning Staff and the Raleigh Art 's Commission..
- Applicant has a year to complete construction.

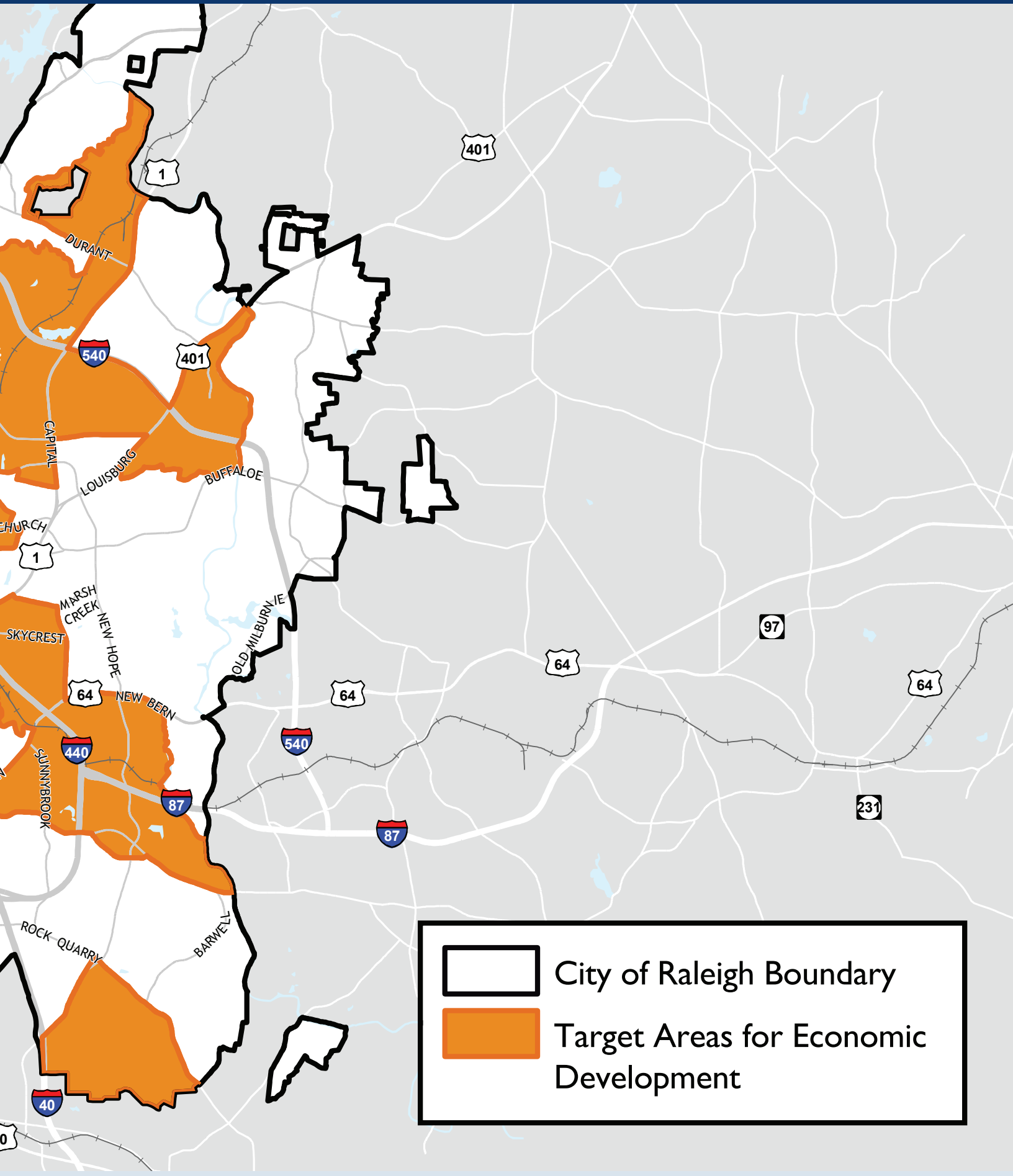
## Upon approval for a grant

- Any changes to qualifying expenditures must be approved by city staff.
- Grantees can request an extension if nearing the end of the one-year period. Extensions may be granted, per project, upon request and city approval.
- Consideration and potential award of grant is independent of any developments plans reviewed by the city.
- All projects are subject to applicable zoning and building codes.
- The grant shall be awarded only after work has been completed and a final inspection by city staff to determine that the work has been completed according to approved plan's specifications.
- Proof of costs and payment, in the form of paid invoices, will be required.

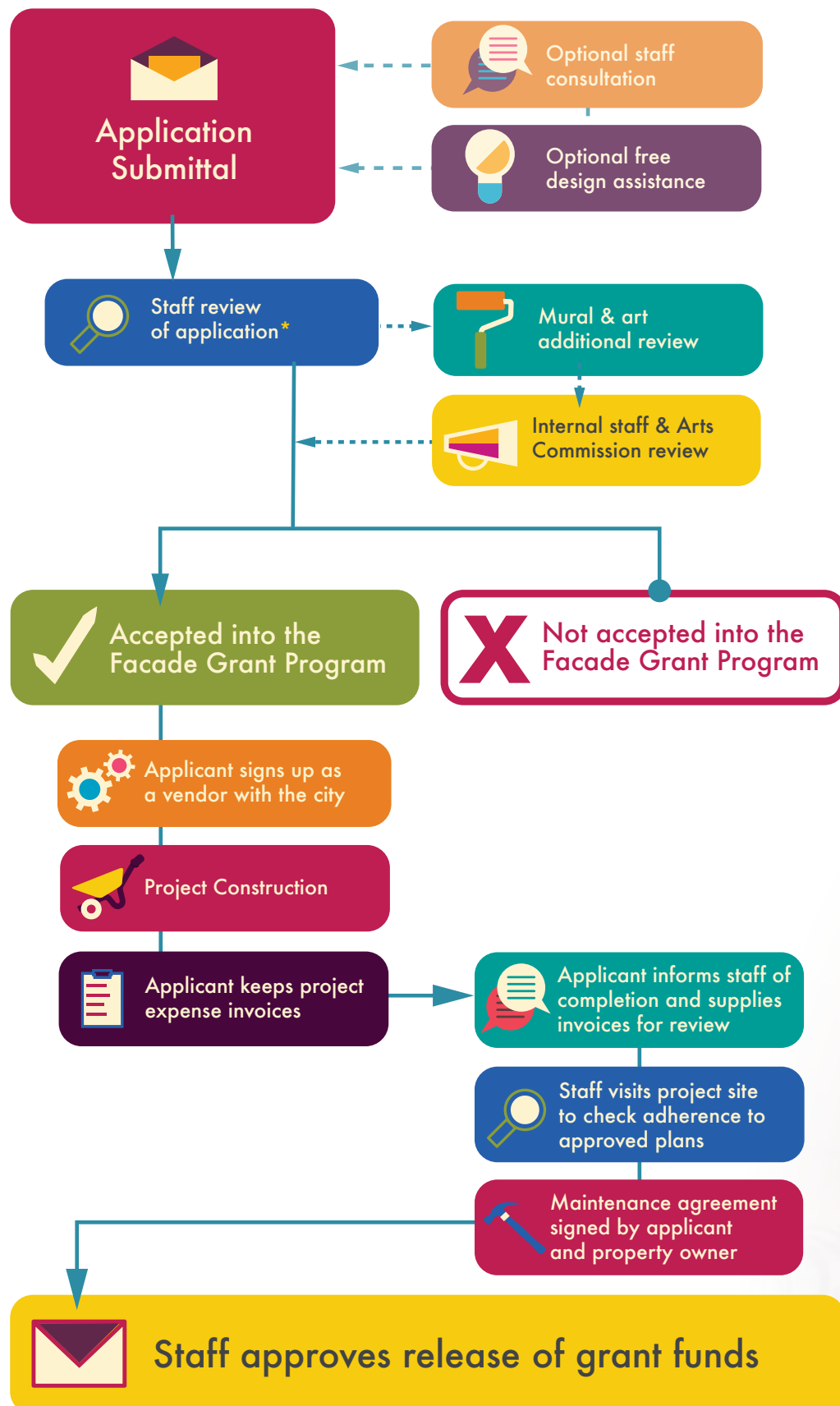
# Target Areas for Economic Development



Properties must be located inside the Target Areas to be eligible for grant.  
To check your property go to - [maps.raleighnc.gov/imaps](https://maps.raleighnc.gov/imaps).  
Search by address and turn on the Raleigh Economic Development layer to see if the property is within the eligible area.



# Facade Grant Process







## Staff Review of Application



Property must be in the Targeted Economic Development Area.

Building is mixed-use or commercial use.

All requested application submittals are attached.

If needed-permits, encroachments, and Certificate of Appropriateness must be acquired.

Design is within guidelines for the area.

*Go to [raleighnc.gov](http://raleighnc.gov) and search for Facade Grant to download an application.*

## Project Completion



Applicants have up to a year to complete the process.

Extensions can be granted by requests.

## Grant Awards



Applicants must sign up as a vendor with the city.

Applicants will receive notification by staff about completing the grant program.

Funds will be routed internally and may require 30 days for processing.

## Items Required for Application Review



**Facade Grant Application** must be completed with all required signatures.

Only mailed or emailed digital copies will be accepted. Digital copies that are scanned or faxed copies of application will not be accepted.

A **project narrative** is required to describe the project and requested funding.

Submittal must include a broken down cost estimation of the project items.

**Plans and Elevations** of work is required from a contractor or an architect. In absence of plans or elevations, a picture of the existing facade with improvement areas called out is acceptable, as long as specification sheets of items are included with package.

For facade work, paint samples will be required if applicable.

All permits, encroachments, and Certificate of Appropriateness, must be acquired before submittal with documentation included in application package.

Art and Mural applicants must submit a conceptual rendering of proposed work with past work samples and project references for review.

# Other Resources

## Facade Grant

For more information, contact the Raleigh Urban Design Center at **919.996.4635** or visit the City of Raleigh website, **raleighnc.gov** and search for Facade Grant.

To check if your property is located in the eligible area, go to **maps.raleighnc.gov/imaps/** , turn on the Economic Development Layer to see the Targeted Areas and search map by address.

## Other Economic Development Resources

Downtown Raleigh Alliance - Retail Upfit Grant - **godowntownraleigh.com**

City of Raleigh Economic Development Office - Building Upfit Grant- **Raleigh4U.com**

## Design Resources

Architect-Visit the American Institute of Architects website at **aianc.org** to search the directory.

Contractors-Contact the North Carolina Licensing Board for a list of General Contractors.

Designers at the Raleigh Urban Design Center can offer some services to applicants. To learn more about these offered services contact the Urban Design Center at 919.996.4635.





Color Pop Corner, Marbles Kids Museum



Whiskey Kitchen



226 Fayetteville Street





# Facade Rehabilitation

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For more information about  
Facade Rehabilitation and  
other similar programs.  
Please visit [raleighnc.gov](http://raleighnc.gov)

[raleighnc.gov](http://raleighnc.gov)

